

**VILLAGE OF DELHI
PLANNING BOARD MEETING
May 6, 2025 at 6:00 pm**

Present: Chair: Duane Sturdevant
Members: David Curley, Dave Kopecek, Jean Krzyston, Kent Manuel – DC Planning, Josh Morgan - Village Code Officer and James Smart.

Absent: Eric Efthimiou

Guests: Margaret Baldwin, Matt Dreyfus, Nancy Hughes, Tyler Hymers, Daniel Kennedy, Ethan Kennedy, Brent Lerash, Jarrett McGill, Jonah Shaw, Cindie Smart, Philip Stockton and Matt Van Buren.

Public Hearing #1:

Chair Duane Sturdevant opened the public hearing at 6:03 pm, regarding Tyler Hymers' site plan application for 9 Main Street, this is a vacant lot (corner of Main Street and Elm Street) owned by Lakehorse Holdings, LLC. Tyler has a land use license with the property owners.

Tyler Hymers briefly recapped the site plan application. The building will have electric. The porta-potty will be anchored and locked for safety.

Cindie Smart stated this will be a great addition to the community.

Margaret Baldwin stated this will be very beneficial to the senior housing residents next to the property.

Public Hearing closed at 6:18 pm and the Board continued to the next Public Hearing.

Public Hearing #2:

Chair Duane Sturdevant opened the public hearing at 6:19 pm, regarding Brussel Sprouts' site plan application for 53 Main Street.

Jonah Shaw briefly recapped the site plan application.

Matt Dreyfus expressed his full support for the site plan application and also wrote a letter to the Board in support.

The Board discussed the Village code requirement for off-street parking spaces due to change of use of the building.

After discussion, motion was made by James Smart to accept the 4 legal off-street parking spaces, as shown on Brussel Sprouts site plan, as their fulfillment of the Village code requirement; motion was seconded by Jean Krzyston and passed unanimously.

Public Hearing closed at 7:03 pm and the Board continued to the regular meeting.

Regular Meeting:

Motion was made by Dave Kopecek to approve the minutes of the April 1, 2025 meeting, with one correction; next Planning Board meeting should be May 6, 2025; motion was seconded by James Smart and passed unanimously.

New Business:

None

Old Business:

Kennedy PHC – Site Plan Application

Kennedy PHC's storm water review study was approved by DEP on May 6, 2025.

The Board completed the SEQR negative declaration on February 4, 2025.

Motion was made by Jean Krzyston to approve the site plan application from Kennedy PHC; motion was seconded by James Smart and passed unanimously.

Tyler Hymers – Site Plan Application

Motion was made by Dave Kopecek to complete the SEQR negative declaration; motion was seconded by James Smart and passed unanimously.

Motion was made by James Smart to approve the site plan application from Tyler Hymers; motion was seconded by Jean Krzyston and passed unanimously.

Brussel Sprouts – Site Plan Application

Motion was made by Dave Curley to complete the SEQR negative declaration; motion was seconded by Dave Kopecek and passed unanimously.

Motion was made by Dave Kopecek to approve the site plan application from Brussel Sprouts; motion was seconded by James Smart and passed unanimously.

Miscellaneous:

Chair Duane Sturdevant discussed the verbal resignation of Heather Phelps-Lipton from the Planning Board; her term expired on April 7, 2025.

Training:

Dave Curley: 2 hours – Zoning Bulletin: Abstention, Zoning Bulletin: Short-Term Rentals, Zoning Bulletin: Rezoning and Zoning Bulletin: Variances.

Duane Sturdevant: 2 hours – Zoning Bulletin: Collateral Estoppel and New York Planning Federation Planning News.

The next Planning Board meeting will be held on June 3, 2025 at 6:00 pm at Village Hall.

Motion was made by Dave Kopecek to adjourn; motion was seconded by Dave Curley and passed unanimously.

Meeting adjourned at 7:17 pm

Respectfully submitted,
Pam Ferguson
Planning Board Secretary